

**COMMUNITY MEETING REPORT**  
**Petitioner: White Point Partners, LLC**  
**Rezoning Petition No. 2021-038**

This Community Meeting Report is being filed with the Office of the City Clerk and the Charlotte Planning, Design and Development Department pursuant to the provisions of the City of Charlotte Zoning Ordinance.

**PERSONS AND ORGANIZATIONS CONTACTED WITH DATE AND EXPLANATION OF HOW CONTACTED:**

A representative of the Petitioner mailed a written notice of the date and time of the Community Meeting, and information on how to access the Community Meeting to the individuals and organizations set out on Exhibit A-1 attached hereto by depositing such notice in the U.S. mail on April 30, 2021. A copy of the written notice is attached hereto as Exhibit A-2.

**DATE, TIME AND LOCATION OF MEETING:**

The Community Meeting was held on Wednesday, May 12, 2021 at 6:30 PM. The Community Meeting was a virtual Community Meeting and was held by way of a Zoom Webinar.

**PERSONS IN ATTENDANCE AT MEETING:**

The Community Meeting was attended by those individuals identified on Exhibit B attached hereto. The Petitioner's representatives at the Community Meeting were Jay Levell and Justin Trowbridge of the Petitioner and John Carmichael of Robinson Bradshaw & Hinson, P.A.

**SUMMARY OF ISSUES DISCUSSED:**

The Petitioner's representatives utilized a power point presentation during the Community Meeting, a copy of which is attached hereto as Exhibit C.

John Carmichael welcomed the attendees to the Community Meeting and introduced himself and the Petitioner's representatives. John Carmichael stated that this is the official Community Meeting relating to Rezoning Petition No. 2021-038.

John Carmichael provided the current schedule of events relating to this rezoning request. He stated that the earliest that the Public Hearing could occur is Monday, June 21, 2021 at 5:00 P.M. at the Charlotte-Mecklenburg Government Center located at 600 East 4<sup>th</sup> Street. However, the Public Hearing will likely be a virtual meeting due to COVID-19. John Carmichael stated that the Public Hearing is before City Council and the Zoning Committee. John Carmichael stated that the Public Hearing could be deferred for some reason.

The earliest that the Zoning Committee Work Session could be held is Tuesday, July 6, 2021 at 5:30 P.M. at the Charlotte-Mecklenburg Government Center. However, the Zoning Committee Work Session will likely be a virtual meeting due to COVID-19. Although the Zoning Committee Work Session is a public meeting, it is not a Public Hearing. This means that the public is welcome to attend the meeting, however, neither the public nor the Petitioner typically speak at this meeting. The Zoning Committee will make a recommendation to City Council as to whether or not this Rezoning Petition should be approved or denied.

The earliest date that City Council could render a decision on this rezoning request is Monday, July 19, 2021 at 5:00 P.M. at the Charlotte-Mecklenburg Government Center. The July 19, 2021 City Council Meeting will likely be a virtual meeting.

John Carmichael then showed a map and aerial photographs that depict the site. John Carmichael stated that the site subject to this Rezoning Petition contains approximately two acres and is located on the east side of North Brevard Street between Jordan Place and Charles Avenue. The site is the Chadbourn Mill site. John Carmichael stated that there are two existing buildings on the site and a smokestack. John Carmichael then shared a series of photographs of the site, the two existing buildings and the smokestack.

John Carmichael shared a slide that shows the current zoning of the site and adjacent and nearby parcels of land. John Carmichael stated that the site is currently zoned TOD-M (CD). The site is surrounded by parcels of land zoned TOD-UC and TOD-M (CD), except that the parcels of land located to the west of the site are zoned I-2.

John Carmichael stated that the Petitioner is requesting that the site be rezoned to the TOD-UC EX zoning district to allow the encroachment of a small building addition and an outdoor dining patio into the setback from Charles Avenue. The small building addition would be to the existing building located adjacent to Charles Avenue and the outdoor dining patio would be adjacent to this building. Any uses permitted in the TOD-UC zoning district would be permitted on the site.

John Carmichael stated that the Petitioner would install a bicycle rack, swings and a trellis structure over the bicycle rack and swings along the site's frontage on Jordan Place. The front of the swings would face Jordan Place.

John Carmichael then shared the rezoning plan that depicts the locations of the small building addition and the outdoor dining patio. John Carmichael also shared a picture of the building adjacent to Charles Avenue and pointed out the locations of the small building addition and the outdoor dining patio on the picture.

Jay Levell then addressed the meeting. He stated that he envisions a restaurant going into the building next to Charles Avenue and the reason for the rezoning request is to allow an outdoor dining patio for the restaurant and a small building addition for the restaurant around the smokestack. The small building addition would really highlight the smokestack.

The Community Meeting was then devoted to a question, answer and comment session. Set out below is a summary of the responses to the questions as well as the comments that were expressed at the meeting.

- An attendee stated that he is sorry that the Petitioner has to do a rezoning just to have the ability to have the outdoor dining patio and the small building addition.
- In response to a question, Jay Levell stated that the small building addition could be an enclosed dining area around the smokestack. The smokestack is an original feature of the site.
- An attendee stated that the outdoor dining patio and the small building addition make a lot of sense.
- An attendee stated that he appreciates the re-use of the building.

- Two other attendees stated that they like the proposed outdoor dining patio and the small building addition for a restaurant use.
- In response to a question, John Carmichael stated that he would send the power point presentation to the attendees.

John Carmichael thanked the attendees for attending the meeting, and the meeting was adjourned.

**CHANGES MADE TO THE PETITION AS A RESULT OF THE COMMUNITY MEETING AS OF THE DATE HEREOF:**

No changes have been made to the rezoning plan or to the Rezoning Petition as of the date of this Community Meeting Report solely as a result of the Community Meeting.

Respectfully submitted, this 17<sup>th</sup> day of May, 2021

**White Point Partners, LLC, Petitioner**

cc: Mr. Will Linville, Charlotte Planning, Design & Development Department (via e-mail)

PLEASE NOTE THERE ARE TWO MAILING LISTS YOU NEED TO USE. SEE BOTH TABS BELOW AND MAIL TO ALL NAMES LISTED. PLEASE CONTACT US WITH

2021-038	TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
2021-038	08301132	DUKE POWER CO	ATTN: TAX DEPT - PB05B			422 S CHURCH ST		CHARLOTTE	NC	28242
2021-038	08301138	CITY OF CHARLOTTE				600 E 4TH ST		CHARLOTTE	NC	28202
2021-038	08301139	CITY OF CHARLOTTE				600 EAST FOURTH ST		CHARLOTTE	NC	28202
2021-038	08301140	CITY OF CHARLOTTE				600 EAST FOURTH ST		CHARLOTTE	NC	28202
2021-038	08301149	CITY OF CHARLOTTE			C/O REAL ESTATE DIVISION	600 EAST FOURTH ST		CHARLOTTE	NC	28202
2021-038	08305101	2420 BREVARD LLC			C/O ANDREW KLENK	1600 CAMDEN RD STE 100		CHARLOTTE	NC	28203
2021-038	08305102	2420 BREVARD LLC				1009 LEIGH AVE		CHARLOTTE	NC	28205
2021-038	08305103	GAMBILLS II LLC				115 E PARK AVE STE B		CHARLOTTE	NC	28203
2021-038	08305104	GAMBILLS LLC				115 EAST PARK AVE		CHARLOTTE	NC	28203
2021-038	08305105	NODA OWNER LLC				12765 W FOREST HILL BLVD STE 1307		WELLINGTON	FL	33414
2021-038	08305108	CITY OF CHARLOTTE				600 E 4TH ST		CHARLOTTE	NC	28202
2021-038	08305109	CITY OF CHARLOTTE				600 E 4TH ST		CHARLOTTE	NC	28202
2021-038	08306705	CUSA NC HOLDINGS LP				11 GREENWAY PLAZA STE 2400		HOUSTON	TX	77046
2021-038	08306707	CHADBOURN MILL OWNER LLC			C/O FCP	4445 WILLARD AVE STE 900		CHEVY CHASE	MD	20815
2021-038	08306803	CCP NODA LLC				1009 LEIGH AVE		CHARLOTTE	NC	28205
2021-038	08306804	POWERS	HENRY RUSHELL	MARIE E	POWERS	411 CHARLES AVE		CHARLOTTE	NC	28205
2021-038	08306805	BIRKNER	ANNA E		RANDOLPH C WALL	2131 KENMORE AVE		CHARLOTTE	NC	28204
2021-038	08306806	DIBIAEZUE	CHARLES C			PO BOX 36893		CHARLOTTE	NC	28236
2021-038	08306807	EDWARDS	MALIK			2518 SULLEYFIELD PL UNIT 203		CHARLOTTE	NC	28273
2021-038	08306808	CUSA NC HOLDINGS LP				11 GREENWAY PLAZA STE 2400		HOUSTON	TX	77046
2021-038	08306822	DIBIAEZUE	CHARLES			PO BOX 36893		CHARLOTTE	NC	28236



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2021-038	ORGANIZATION_NAME	FIRST_NAME	LAST_NAME	STREET_ADDRESS	UNIT_NUM	CITY	STATE	ZIP
2021-038	Belmont	Bess	Hurdle	1015 E. 16th Street	223	Charlotte	NC	28205
2021-038	Belmont	Curtis	Bridges	724 E 17th St		Charlotte	NC	28205
2021-038	Belmont	Tara	Peele	1640 Parson Street		Charlotte	NC	28205
2021-038	Belmont Community Association	Belmont Land Use Committee		815 E 20th St		Charlotte	NC	28205
2021-038	Belmont Community Association	Diane	Adams	1615 Pegram St		Charlotte	NC	28205
2021-038	Belmont Community Development Corporation	Carlene	Greene	700 Parkwood Ave. Ste 204		Charlotte	NC	28205
2021-038	Belmont Neighborhood Association	Stephen	Valder	1621 Allen St		Charlotte	NC	28205
2021-038	Berkeley Homeowners Association Inc.	Allan	Morgan	1600 Parson St		Charlotte	NC	28205
2021-038	Berkeley Homeowners Association Inc.	Bob	Mohr	805 E 17th St		Charlotte	NC	28205
2021-038	Dillehay Courts	Lucille	Puckett	2621 N Pine St		Charlotte	NC	28206
2021-038	Graham Heights	Kathryn	Johnson	2762 catalina ave.		Charlotte	NC	28206
2021-038	Graham Heights Neighborhood Association	Jeff	Pharr	419 Norris Ave		Charlotte	NC	28206
2021-038	Graham Heights Neighborhood Association	Rosalyn	Davis	2210 Bancroft St		Charlotte	NC	28206
2021-038	Highland Mill Montessori Parent- Teacher Association	Tatjana	Eres	3201 Clemson Avenue		Charlotte	NC	28205
2021-038	Lockwood	Alice	Kibler	329 Plymouth Ave.		Charlotte	NC	28206
2021-038	Lockwood Neighborhood Association	Christopher	Dennis	445 Keswick Av		Charlotte	NC	28206
2021-038	Lockwood Neighborhood Association	India	Houston	233 Sylvania Ave		Charlotte	NC	28206
2021-038	Lockwood Neighborhood Association	Winston	Robinson	508 Sylvania Ave.		Charlotte	NC	28206
2021-038	Noda	Dr. Rodriguez	Finley	2120 N. Brevard street		Charlotte	NC	28202
2021-038	NoDa	Brionna	Spells	3327 N DAVIDSON ST	105	Charlotte	NC	28205
2021-038	NoDa	Matt	Toffey	3027 N. Myers St.		Charlotte	NC	28205
2021-038	NoDa	Nicole	D Peterson	3013 Whiting Avenue		Charlotte	NC	28205
2021-038	NoDa	Vincent	Bidez	1120 E. 36th St.		Charlotte	NC	28205
2021-038	NoDa Neighborhood & Business	Lauren	Schalburg	816 E 37th Street		Charlotte	NC	28205
2021-038	NoDa Neighborhood and Business Association	Jacob	Horr	3401 Benard Avenue		Charlotte	NC	28206
2021-038	NoDa Neighborhood Association	Chad	Maupin	1109 East 35th St		Charlotte	NC	28205
2021-038	NoDa Neighborhood Association	Chamiese	Marion	1120 Leigh Avenue		Charlotte	NC	28205
2021-038	NoDa Neighborhood Association	Hollis	Nixon	3409 Ritch Av		Charlotte	NC	28206
2021-038	NoDa Neighborhood Association	Sid	Baxi	3007 North McDowell St		Charlotte	NC	28205
2021-038	NoDa Vision	Jon	Branham	2604 Pinckney Av		Charlotte	NC	28277
2021-038	None	Mary	Brown	1211 Parkwood Ave		Charlotte	NC	28205
2021-038	Olde Concord Association	Ken	Hagood	1226 N Caldwell St		Charlotte	NC	28206
2021-038	Olde Georgetowne Homeowners Association	Patricia	Heard	412 E 17th		Charlotte	NC	28206
2021-038	Opt 12 Condominium Owners Association	Ben	Vandgrift	1214 N Caldwell St		Charlotte	NC	28206
2021-038	Optimist Park	Sarah	Edwards	2120 N Brevard St	120	Charlotte	NC	28206
2021-038	Optimist Park Community	James	Atkinson	405 E 19th St		Charlotte	NC	28206
2021-038	Optimist Park Community	Pauline	Simuel	412 E 18th Stret		Charlotte	NC	28206
2021-038	Optimist Park Community	Valerie	Stepp	512 E 18th St		Charlotte	NC	28206
2021-038	Plaza Midwood Neighbrohood Association	Lisa	Proud	2836 Georgia Ave		Charlotte	NC	28205
2021-038	Robinson Community Association	Clara	Konzelmann	3400 Ritch Av		Charlotte	NC	28206
2021-038	University Park Improvement Association	Hattie	Watkins	845 Woodside Av		Charlotte	NC	28205
2021-038	Villa Heights	Allison	Horinko	1109 Leigh Ave		Charlotte	NC	28205
2021-038	Villa Heights Community Organization	Abby	Seymour	701 E 26th Street		Charlotte	NC	28205
2021-038	Villa Heights Community Organization	Angela	Ambroise	701 E 26th Street		Charlotte	NC	28205
2021-038	Villa Heights Community Organization	Chantelle	Morales	2105 Yadkin Ave		Charlotte	NC	28205
2021-038	Villa Heights Community Organization	Jason	Mathis	1209 Grace St		Charlotte	NC	28205
2021-038	Villa Heights Community Organization	Max	Carroll	1813 Parson Street		Charlotte	NC	28205
2021-038	Villa Heights Land Community Organization	Elise	Berman	2112 Yadkin Ave		Charlotte	NC	28205
2021-038	Villa Heights Neighborhood Association	Anne	Monsted	1100 Woodside Avenue		Charlotte	NC	28205

**NOTICE TO INTERESTED PARTIES  
OF COMMUNITY MEETING**

**Subject:** Community Meeting - **Rezoning Petition No. 2021-038** filed by White Point Partners, LLC to request the rezoning of an approximately 2 acre site located on the east side of North Brevard Street between Charles Avenue and Jordan Place (Chadbourn Mill)

**Date and Time of Meeting:** Wednesday, May 12, 2021 at 6:30 p.m.

**Place of Meeting:** See Below for Information on How to Access the Virtual Community Meeting

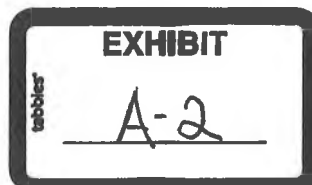
We are assisting White Point Partners, LLC (the "Petitioner") in connection with a Rezoning Petition it has filed with the Charlotte Planning, Design & Development Department requesting the rezoning of an approximately 2 acre site located on the east side of North Brevard Street between Charles Avenue and Jordan Place (Chadbourn Mill) from the TOD-M (CD) zoning district to the TOD-UC EX zoning district. The purpose of this rezoning request is to allow the encroachment of a building addition and an outdoor dining patio into the setback from Charles Avenue.

The Petitioner will hold a virtual Community Meeting prior to the Public Hearing on this Rezoning Petition for the purpose of discussing this rezoning proposal with nearby property owners and organizations. The Charlotte Planning, Design & Development Department's records indicate that you are either a representative of a registered neighborhood organization or an owner of property that adjoins, is located across the street from, or is near the site.

Accordingly, on behalf of the Petitioner, we invite you to participate in the virtual Community Meeting regarding this Rezoning Petition on Wednesday, May 12, 2021 at 6:30 p.m. Area residents and representatives of area organizations who would like to participate in the Community Meeting must email their personal email addresses to [communitymeeting@robinsonbradshaw.com](mailto:communitymeeting@robinsonbradshaw.com) to receive an electronic invitation and link to the Community Meeting. If you do not have access to the internet or cannot otherwise participate in the Community Meeting and would like a hard copy of the presentation mailed to you, please contact John Carmichael at the email address or phone number below.

Once you log into the Community Meeting, a presentation regarding the Rezoning Petition will be provided. After the presentation, attendees will have an opportunity to ask questions.

The presentation will also be available on-line for review for a period of at least 10 days after the Community Meeting. The presentation will be posted on the Planning Department's webpage for this Rezoning Petition (Rezoning Petition No. 2021-038), and the link to this webpage is: <https://charlottenc.gov/planning/Rezoning/RezoningPetitions/2021Petitions/Pages/2021-038.aspx>. You can also continue to contact us with questions after the Community Meeting.



Representatives of the Petitioner look forward to sharing this rezoning proposal with you and to answering your questions.

In the meantime, should you have any questions or comments, please call John Carmichael at (704) 377-8341 or email John Carmichael at [jcarmichael@robinsonbradshaw.com](mailto:jcarmichael@robinsonbradshaw.com).

Thank you.

Robinson, Bradshaw & Hinson, P.A.

cc: Council Member Larken Egleston, Charlotte City Council District 1 (via email)  
Mr. Will Linville, Charlotte Planning, Design & Development Department (via email)

Date Mailed: April 30, 2021

## EXHIBIT B

### Attendee List

Dylan McKnight

Curtis Bridges

Candace with Villa Heights

# Rezoning Petition No. 2021-038

White Point Partners LLC, Petitioner

Community Meeting

May 12, 2021



ROBINSON  
BRADSHAW

Charlotte : Research Triangle : Rock Hill  
[robinsonbradshaw.com](http://robinsonbradshaw.com)



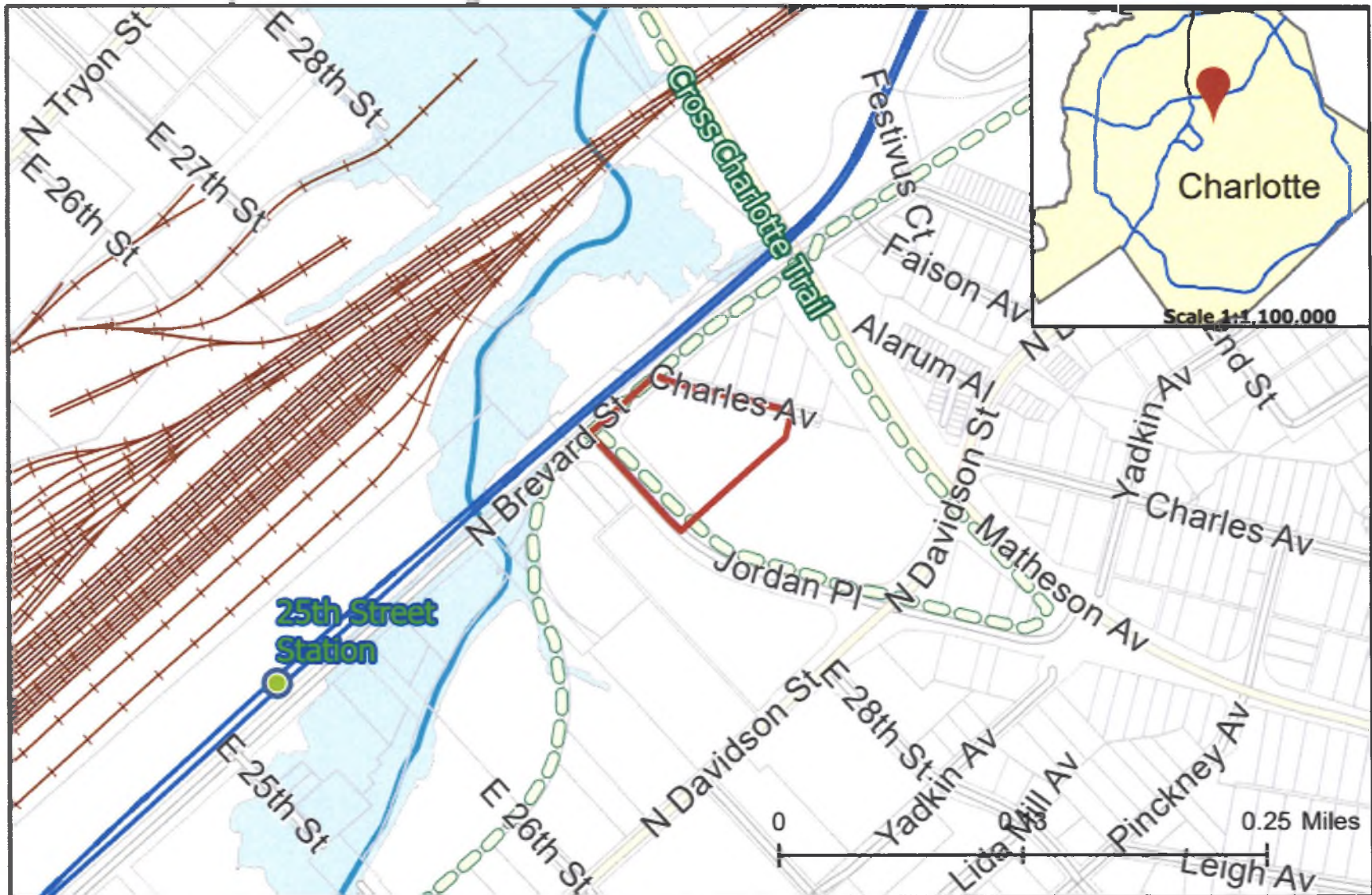
## Rezoning Team

- Jay Levell, White Point Partners, LLC
- Justin Trowbridge, White Point Partners, LLC
- John Carmichael, Robinson, Bradshaw & Hinson

## Current Rezoning Schedule

- Public Hearing: Monday, June 21, 2021 at 5:00 PM at the Charlotte-Mecklenburg Government Center
- Zoning Committee: Tuesday, July 6, 2021 at 5:30 PM at the Charlotte-Mecklenburg Government Center
- City Council Decision: Monday, July 19, 2021 at 5:00 PM at the Charlotte-Mecklenburg Government Center

## Site – 2 Acres



# Site



# Site







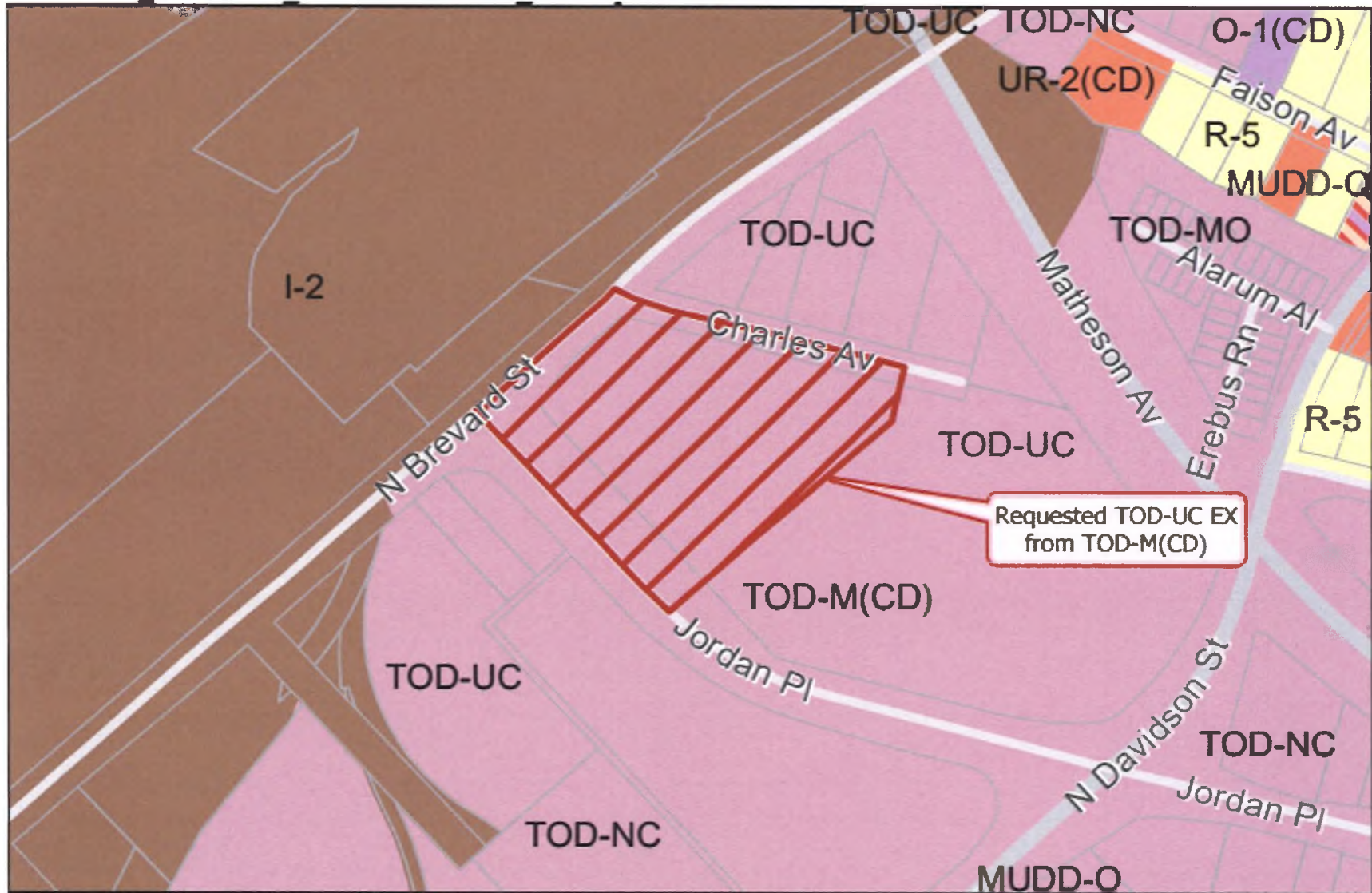








# Current Zoning of the Site and Surrounding Parcels





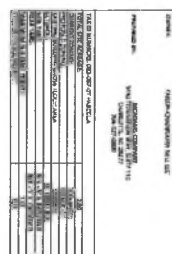
## Rezoning Request

Requesting that the site be rezoned from the TOD-M (CD) zoning district to the TOD-UC EX zoning district to allow the encroachment of a building addition and an outdoor dining patio into the setback from Charles Avenue

Petitioner would install a bicycle rack, swings and a trellis structure over the bicycle rack and swings along the Site's frontage on Jordan Place. The front of the swings would face Jordan Place



# Rezoning Plan



## SITE DATA

[illegible]

**MCA DAMS**

The John F. McCall Company, Inc.  
36401 Centerville Way  
Chandler, AZ 85227  
phone (480) 337-0800  
fax (480) 361-3285  
Internet: [mcadams@jmc.com](mailto:mcadams@jmc.com)  
[www.jfmc.com](http://www.jfmc.com)

**CLIENT**

WHITE ROCK PARTNERS  
1000 COUNTRY ROAD  
SUNTAY AZ  
CHALOTT, NORTH CAROLINA 28021

PLAN INFORMATION	
PROJECT NO.	CO-17008
FINAL USE	CO-1 (REDEVELOP)
CITY CODED BY	EM
DRAWN BY	JDS
SCALE	1"=30'
DATE	02.05.2011
SHEET	
REZONING PLAN	
RZ.01	









# Questions